



EXCLUSIVE LAND INVESTMENT
OPPORTUNITY

380 US HIGHWAY NO. 380

GREENVILLE, TEXAS 75401 | HUNT COUNTY |
281.55 ACRES

\$22,242,450

ASKING PRICE

~\$79,000

PRICE PER
ACRE

281.55 AC

TOTAL
ACREAGE

**US-380 +
CR2148**

HIGHWAY
FRONTAGE

COMMERCIAL | INDUSTRIAL | MIXED-USE | LAND
BANK

HUNT COUNTY, TEXAS | UNZONED | AGRICULTURAL TAX
EXEMPTION | DUAL ROAD ACCESS

— — CONFIDENTIALITY & DISCLAIMER — —

CONFIDENTIAL OFFERING MEMORANDUM

This Offering Memorandum (the "Memorandum") has been prepared by Perfect Realty Partners exclusively for use by a limited number of qualified investors and prospective purchasers in connection with the potential sale of the property located at 380 US Highway No. 380, Greenville, Texas 75401 (the "Property"). The information contained herein has been compiled from sources believed to be reliable; however, neither Perfect Realty Partners, the Owner, nor any of their respective affiliates, agents, officers, employees, or representatives make any representation or warranty, expressed or implied, as to the accuracy, completeness, or reliability of any information, projection, or statement contained herein.

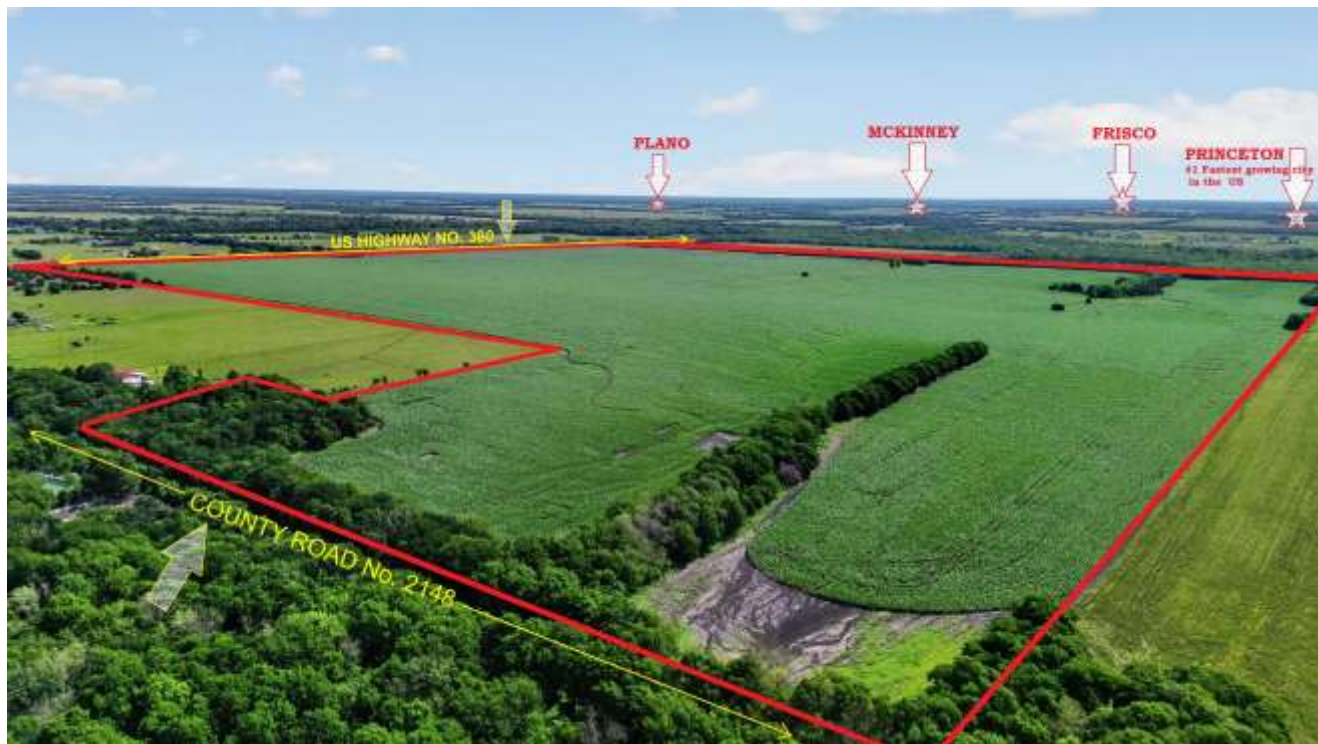
This Memorandum has been prepared solely to assist qualified parties in evaluating whether to proceed with further investigation of the Property. Prospective purchasers are advised and expected to independently verify all data — including but not limited to acreage, boundaries, utilities, zoning, governmental approvals, legal descriptions, environmental conditions, and financial projections — prior to executing any agreement or letter of intent.

By accepting delivery of this Memorandum, the recipient acknowledges and agrees: (i) to treat all information herein as strictly confidential; (ii) not to reproduce, distribute, disclose, or use this Memorandum or any portion thereof for any purpose other than to evaluate a potential acquisition of the Property; and (iii) to return or destroy this Memorandum upon request without retaining copies.

This Memorandum is subject to withdrawal, modification, or correction at any time without prior notice. The Owner expressly reserves the right to negotiate with any party and to accept or reject any proposal in its sole and absolute discretion. No binding obligation shall arise between any party until a written purchase and sale agreement has been fully executed and delivered by all parties.

Exclusively Listed By: Perfect Realty Partners | Zee Star, TREC #0767253 | ZeeStar.Realty@gmail.com

— — EXECUTIVE SUMMARY — —
THE OPPORTUNITY



Perfect Realty Partners is honored to present this exclusive offering of 281.55 contiguous acres of prime commercial land positioned directly on the US Highway 380 growth corridor in Greenville, Hunt County, Texas. This is among the most consequential large-acreage land investment opportunities available in the North Texas market today — a rare, institutional-scale canvas situated at the precise intersection of explosive regional growth, transformative infrastructure investment, and rapidly accelerating commercial demand.

The subject property commands exceptional dual-road frontage on US Highway 380 — the single most dynamic commercial corridor in North Texas — and County Road No. 2148, providing multi-directional access critical to any large-scale development program. The site is positioned 33 miles east of McKinney along the path of progress that has generated tens of billions in land value creation across Collin County and is now accelerating decisively into Hunt County.

Unzoned under Hunt County's less restrictive development standards, carrying an agricultural tax exemption that makes holding cost negligible, and surveyed and documented by licensed surveyor Stovall & Associates (July 2021), this property is primed for the visionary developer, national institution, or strategic land bank investor seeking a legacy position in one of the most compelling growth markets in the United States.

\$22,242,450 ASKING PRICE	~\$79,000 PRICE PER ACRE	281.55 AC TOTAL ACREAGE	Hunt County TX COUNTY
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Contiguous tracts of this magnitude with direct US Highway 380 frontage are no longer reliably available in Collin County — and are rapidly being absorbed west of this location. This offering represents one of the final opportunities to acquire a truly institutional-scale position before the next wave of commercial and industrial demand reaches this corridor.

— — PROPERTY OVERVIEW — —
PROPERTY DETAILS

Property Address	380 US Highway No. 380, Greenville, TX 75401
County	Hunt County, Texas
Legal Description	A1030 Thompson Hiram, Tract 10, Acres 281.55
Parcel Number	36199
Abstract Number	Hiram Thompson Survey, Abstract No. 1030
Total Acreage	281.55 Acres (12,264,318 SF)
Zoning	Unzoned — Hunt County (Maximum Flexibility)
Road Frontage	US Highway No. 380 (Primary) + County Road No. 2148 (Secondary)
Current Use	Active Agricultural — Crop Production
Tax Status	Agricultural Tax Exemption — Nominal Annual Carry Cost
Electricity	Co-op Electric — Available
Water	Co-op Water — Available
Topography	Gently Rolling to Flat — Highly Developable
Waterway	Creek / Waterway Feature Along Southern Boundary
Survey	Stovall & Associates — RPLS No. 4435 — Completed July 7, 2021
Accepted Financing	Cash Conventional 1031 Exchange Other
MLS Number	21250711 (NTREIS)
Listing Status	Active — Listed May 9, 2026
Listing Broker	Perfect Realty Partners Zee Star, TREC #0767253
Permitted Uses	Check with County & City

AERIAL PHOTOGRAPHY GALLERY



Left: Clean aerial view of the full 281-acre tract along US-380. | Right: Street-level aerial perspective showing dual-road access configuration.

— — INVESTMENT HIGHLIGHTS — —
WHY THIS PROPERTY

01

INSTITUTIONAL SCALE ON THE PREMIER CORRIDOR

281.55 contiguous acres with direct US Highway 380 frontage. Tracts of this magnitude on this corridor are no longer reliably available west of this location — this is a rare, once-in-a-market-cycle opportunity for developers and institutions seeking critical mass.

02

DUAL ROAD ACCESS — US-380 + CR-2148

Primary frontage on US Highway 380 combined with secondary access via County Road No. 2148 creates the dual-entry configuration that institutional developers, large-format retailers, industrial users, and master-plan communities require as a baseline development prerequisite.

03

\$8 BILLION INFRASTRUCTURE SUPERCYCLE

TxDOT is reconstructing US-380 as a controlled-access freeway with \$700M in additional 2025 UTP allocations. The FM-1570 extension is fully funded and in design. The Collin County Outer Loop is in active corridor preservation. These are generational infrastructure investments directly serving this site.

04

IN THE DIRECT PATH OF PROGRESS

Princeton (#1 fastest-growing US city), Anna (#5), Celina (#4), and Melissa (#11) are all visible from this property's horizon. The eastward DFW expansion wave has been systematic — this corridor is next. Developers who positioned in McKinney and Princeton 10 years ago are looking at exactly this kind of site today.

05

MAXIMUM FLEXIBILITY — UNZONED HUNT COUNTY

Unzoned under Hunt County's less restrictive standards eliminate the layers of municipal zoning process that add cost, time, and uncertainty. The buyer has full optionality: commercial, industrial, residential, mixed-use, data center, medical campus, or land bank. No entitlement straitjacket.

06

NEGLIGIBLE CARRY COST — AGRICULTURAL EXEMPTION

Current agricultural tax valuation means annual holding costs are nominal — a structural advantage that allows the buyer to develop, entitle, plan, or bank this land on their own timeline without

the cash-burn pressure of a market-rate assessed property.

07

COMPELLING VALUE VS. WESTERN COMPS

Comparable tracts closer to McKinney, Princeton, and Farmersville are trading at \$100,000–\$200,000+ per acre as the market has absorbed westerly supply. At ~\$79,000/acre for 281 contiguous acres with highway frontage, this offering reflects genuine price discovery opportunity before the next appreciation cycle.

08

MULTI-VECTOR REGIONAL CONNECTIVITY

Beyond US-380, the site connects directly to Interstate 30 (south), Highway 66, and Highway 69 — providing four-direction regional access that supports any large-scale land use including distribution, advanced manufacturing, regional retail, and residential master plans with commercial anchors.

— — LOCATION & MARKET ANALYSIS — —

MARKET INTELLIGENCE



REGIONAL CONTEXT

The subject property is located in Greenville, Hunt County, Texas — strategically positioned along US Highway 380 approximately 33 miles east of McKinney at the coordinates 33.14°N / 96.20°W. Greenville is the county seat of Hunt County and serves as the primary commercial hub for the eastern segment of the North Texas growth corridor.

The property sits at a regional inflection point: west of this site, DFW's northeastern expansion has already transformed raw agricultural land into some of the most valuable real estate in America. East of Collin County, land values remain at a significant discount to the western corridor — creating the exact price arbitrage opportunity that institutional investors have historically exploited ahead of major infrastructure delivery.

DRIVE TIMES FROM SUBJECT PROPERTY

McKinney, TX (US-380 Corridor)	~33 miles / Approx. 35 minutes
Frisco / Allen, TX	~50 miles / Approx. 50 minutes
Dallas CBD	~60 miles / Approx. 60 minutes
Interstate 30 (South Access)	~12 miles / Approx. 12 minutes
Greenville City Center	~4–6 miles / Approx. 8 minutes

McKinney National Airport	~40 miles / Approx. 42 minutes
Dallas/Fort Worth International	~75 miles / Approx. 75 minutes
Sherman / Denison Metro Area	~45 miles / Approx. 50 minutes
Princeton, TX	~30 miles / Approx. 30 minutes
Anna, TX	~38 miles / Approx. 38 minutes

THE GROWTH STORY

The communities surrounding this corridor represent the most concentrated cluster of high-growth municipalities in the United States. Princeton, Texas earned the designation of #1 fastest-growing city in the United States, driven by the relentless eastward expansion of DFW's residential and commercial demand. Anna (#5) and Celina (#4) have followed an identical trajectory. Melissa (#11) continues to absorb demand that has priced out of Collin County's more established cities.

This growth wave is not speculative — it is the result of systematic, documented trends: corporate headquarters relocations (Toyota North America, FedEx, Liberty Mutual, JPMorgan Chase to Plano; State Farm and Raytheon to Richardson; Dallas Cowboys HQ to Frisco), followed by the residential demand those employers generate, followed by the retail, medical, and service commercial infrastructure those populations require. The subject property sits directly in the next leg of this progression.

MAJOR REGIONAL EMPLOYERS

L3Harris Technologies	Defense electronics & advanced communications — Greenville, TX
Raytheon Technologies	Advanced defense manufacturing — Regional operations
Toyota North America HQ	Plano, TX — 9,000+ employees in DFW
FedEx Office / Operations	Plano, TX — Major regional logistics hub
Liberty Mutual	Regional operations center — Plano, TX
JPMorgan Chase	Large-scale tech & back-office operations — Plano, TX
State Farm Regional HQ	Richardson, TX — 8,000+ employees
Dallas Cowboys World HQ	Frisco, TX — The Star development
Amazon / Logistics	Multiple DFW fulfillment centers — Growing northeast
Advanced Manufacturing Corridor	US-380 / SH-78 industrial expansion in active progress

— — INFRASTRUCTURE & GROWTH CATALYSTS — —
CATALYSTS & INFRASTRUCTURE

TXDOT US-380 FREEWAY RECONSTRUCTION — \$8 BILLION

The Texas Department of Transportation has committed to a complete reconstruction of the US-380 corridor as a controlled-access freeway — one of the largest single highway investments in Texas history. The 2025 Unified Transportation Program allocates an additional \$700 million in commission discretionary programming to this corridor, bringing total programmed investment to approximately \$8 billion. The first phases, including a \$200 million project in McKinney extending the controlled-access freeway near McKinney National Airport, have already gone to letting. The long-term result will be a full-access freeway connecting Denton County through Collin County and into Hunt County — running directly past this property.

When this transformation is complete, the US-380 corridor will function as a true regional freeway with on/off ramp configurations, grade separations, and the traffic engineering that retail anchors, industrial users, and mixed-use developments require. Land owners positioned along this corridor today — before construction transforms access and visibility — will capture the full appreciation cycle.

COLLIN COUNTY OUTER LOOP (CCOL)

Collin County is actively studying a proposed new-location freeway extending from State Highway 121 to the future US-380 Freeway, covering approximately 10 miles and creating interchange connections with SH-121, CCOL, and the US-380 Freeway. Right-of-way preservation is underway. The Collin County Northeast Freeway (CCNEF) study was presented for public comment as recently as December 2025. This infrastructure will create an entirely new arterial network connecting the subject property's corridor to the southern Collin County markets.

FM 1570 CORRIDOR EXTENSION

The FM 1570 extension has been fully funded and is in active design. The expanded corridor will be built as a four-lane roadway from US-380 to Highway 66, continuing to Interstate 30 as a two-lane road with expansion provisions built in for future capacity increases. This creates a new north-south arterial through Hunt County, directly enhancing the connectivity of the US-380 corridor and adding a third major access vector to the regional network.

WALTON GROUP — 6,700-ACRE MASTER PLAN

The Walton Group administers a master plan of approximately 6,700 acres west of Greenville, Texas, including approximately 1,128 acres programmed for a rail-served industrial park. This level of institutional commitment to the Greenville corridor is the clearest market signal available — when institutional land managers at this scale commit to master-planned industrial and mixed-use development in a market, it confirms the fundamental demand thesis and provides a built-in gravity center that draws additional users eastward toward available sites like the subject property.

GREENVILLE ECONOMIC MOMENTUM

Greenville is experiencing an unprecedented period of economic growth and population expansion. The city is home to L3Harris Technologies, one of the nation's foremost defense electronics employers, which provides a stable, high-wage employment base that generates sustained demand for commercial services, medical facilities, retail, and residential development. The broader regional employment landscape — including the McKinney and Sherman/Denison metros — continues to diversify with advanced manufacturing, technology, logistics, and healthcare sector growth.

— — DEVELOPMENT POTENTIAL — — DEVELOPMENT SCENARIOS

The subject property's combination of scale, dual-highway access, unzoned Hunt County status, and proximity to the DFW growth wave positions it for an exceptionally broad range of development programs. The following scenarios represent the primary institutional use cases, any one of which could represent a generational development project for a qualified buyer.

USE TYPE	DEVELOPMENT RATIONALE
Mixed-Use Commercial Master Plan	281 acres on a major highway with dual road access is the foundational requirement for a true mixed-use master plan. Highway-facing commercial pads — retail, restaurant, auto, medical, financial services — can anchor the corridor frontage while internal parcels support office, flex, light industrial, and complementary residential. The scale enables phased development that creates community-defining infrastructure over multiple cycles.
Industrial / Distribution Park	The combination of Hunt County's unzoned flexibility, I-30 access within 12 miles, multi-highway connectivity (380/66/69/I-30), and the 281-acre footprint creates a compelling industrial park or logistics hub canvas. As DFW's industrial absorption continues to push eastward from Rockwall and Greenville proper, last-mile and regional distribution users are actively seeking sites of this scale and connectivity in Hunt County.
Large-Format Retail / Power Center	US-380 traffic volumes and the eastward residential growth wave create the population-and-traffic density foundation for a power center or large-format retail development. As Princeton, Anna, and Celina build out, their commercial infrastructure is oversubscribed — demand for big-box retail, grocery, restaurants, and service commercial in this corridor will systematically migrate east. The highway frontage and parcel depth support anchor tenants of 100,000+ SF with supporting outparcels.
Master-Planned Residential Community	281 acres provides sufficient scale for a 600–900 home master-planned community with full amenity programming, including community center, parks, trails, and commercial outparcels. Hunt County's nominal regulatory environment reduces entitlement timeline and cost. The Greenville ISD, combined with rapid population growth, creates natural residential demand that national homebuilders are actively assessing for this corridor.
Data Center / Technology Campus	Texas's regulatory environment, power infrastructure, and land cost position it as a primary US data center market. Greenville's co-op electric infrastructure, Hunt County's unzoned flexibility, the parcel's scale, and its land cost — a fraction of comparable Collin County sites — create a compelling data center development thesis. Multiple hyperscale and co-location operators are actively expanding into the eastern DFW sub-markets.
Medical / Healthcare Campus	Hunt Regional Healthcare System serves as a regional anchor for the Hunt County market. A 281-acre site on US-380 with hospital-grade road access, co-op utilities, and proximity to a growing employment base provides the footprint for a standalone medical campus, ambulatory surgical center, specialty medical campus, or healthcare-anchored mixed-use development.

Strategic Land Bank

For investors prioritizing capital preservation with optionality, this property's agricultural tax exemption, active crop production (eliminating vacancy-related deterioration), and Hunt County's light regulatory environment create an essentially costless hold. Institutions that land-banked in Princeton and McKinney 8–12 years ago at comparable price points to this offering have realized 3–5x appreciation. The thesis here is structurally identical.

Survey prepared by Stovall & Associates, Registered Professional Land Surveyors, State of Texas. RPLS No. 4435. All bearings referenced to the Texas State Plane Coordinate System, Texas North Central Zone (NAD 83). Survey accuracy: Exceeds minimum standards per Texas Board of Professional Land Surveying. A full-resolution copy of the survey is available upon request from the listing broker.

BOUNDARY SUMMARY

North Boundary	County Road No. 2148 — Public Road Frontage
East Boundary	US Highway No. 380 — Primary Highway Frontage
South Boundary	Adjoining Private Parcels — Waterway / Creek Feature
West Boundary	Adjoining Agricultural Parcels
Configuration	Generally Rectangular with Southwest Notch — Highly Developable Geometry
Survey Firm	Stovall & Associates, RPLS No. 4435 — Hunt County, Texas
Survey Date	Field Work Completed July 7, 2021
Reference System	Texas State Plane Coordinate System — Texas North Central Zone (NAD 83)
Control Monument	All irons set / found with plastic caps — 'STOVALL' inscribed

— — OFFERING PROCESS & CONTACT — —
HOW TO ENGAGE

This property is being offered exclusively through Perfect Realty Partners. The offering process is designed to provide qualified buyers with the information, access, and support necessary to perform thorough due diligence and submit competitive offers. The seller reserves the right to negotiate with one or more parties simultaneously and to accept or reject any offer in their sole discretion.

OFFERING PROCESS

Step 1 — Execute NDA	Contact listing broker to receive full due diligence package including survey, additional aerials, utility confirmation, and county records.
Step 2 — Site Tour	Schedule a site visits to walk the full perimeter, evaluate road frontage, assess topography, and confirm utility locations.
Step 3 — Due Diligence	Buyer and buyer's agents independently verify all data including survey, acreage, utilities, county regulations, and any environmental considerations.
Step 4 — Letter of Intent	Qualified buyers submit a non-binding LOI including price, earnest money, due diligence period, closing timeline, and financing structure.
Step 5 — Purchase Agreement	Executed PSA with agreed terms. Earnest money deposited with title company. Due diligence period commences.
Step 6 — Closing	Title cleared, closing conducted through licensed Texas title company. Accepted: Cash Conventional 1031 Exchange Other.

EXCLUSIVE LISTING BROKER
PERFECT REALTY PARTNERS

Zee Star | TREC License No. 0767253

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MLS# 21250711 | NTREIS

380 US Highway No. 380 | Greenville, TX 75401 | Hunt County

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